

Year of Progress

2018 Annual Report

VAN WERT AREA
ECONOMIC
DEVELOPMENT



Over \$80 million in capital investment



More than 700 jobs created



LEASED



Land Bank

Additional funds awarded; properties to be available to the public



JobsOhio

State offers incentives so local companies can expand



Contributions

Community partners assist with VWAEDC projects



Reflecting on the year past, year ahead

Many have enjoyed the holidays with family and friends and rang in the start to 2019. It is a time to celebrate as we look back on accomplishments and amass anticipation as we look forward to the future.

There were several exciting projects this year generating over \$80M in capital investment. Braun Ambulances announced its merger with



Canadian-based Demers and transferred a new product line to its Van Wert operation. Van Wert Health opened its walk-in clinic and announced plans for a \$45M expansion of its current facility. The 100,000-square-foot spec building built by Robinson investments was completed, with an immediate lease to Eaton Corp. GKN found a new home at a newly-renovated location on Fox Road, and G5 Partners broke ground on Dickinson Farms, a 159-acre residential development. Healthcare Partners announced plans to construct a memory care facility in Towne Center plaza and Vancrest renovated and expanded

its Van Wert facility.

Van Wert City income tax receipts represented an increased payroll of \$20M over 2017, which was up \$18M over the previous year.

JoAnne Simmerman continued work with the land bank and has acquired a total of 48 properties that were or will be improved and repurposed across Van Wert County. Van Wert was granted an additional \$150,000 in funding, for a total allocation of \$1,150,000 and was notified that Van Wert was identified as one of three county Land Banks to possibly receive a one-year program extension through 2020. Properties have been donated to the Village of Middle Point, City of Van Wert and the Salvation Army.

We received SiteOhio certification on a 59-acre parcel adjacent to Vision Park, confirming that due diligence has been completed and the site is shovel ready. We continued our response to leads received from JobsOhio, a total of

25 for 2018, resulting in several site visits which will help us create future opportunities.

'The one thing that is clear is that economic development does not happen with one person or one office.'

We worked with superintendents of all Van Wert County schools and business representatives to form a Business Advisory Council to better understand current and future workforce needs, and brainstormed with our economic development partners to begin a community-wide strategic plan.

It has been my privilege to be at the table, working with decision makers and helping to influence and shape the discussions to advance our community. I could not have imagined how I would grow and learn from the experience of serving this community. The one thing that is clear is that economic development does not happen with one person or one office. I want to thank the county and city leaders and all economic development partner organizations for their commitment to this community. I look forward to continuing our work together toward a prosperous 2019.

— Stacy Adam,
VWAEDC Executive Director

VWAEDC leadership

Officers

Troy Miller – President
Sticky Rammel – Vice President
Carol Miller – Treasurer
Bob Priest – Secretary

Board members

Vallace Hunt, Thad Lichtensteiger, Troy Hoffman,
Jerry Mazur, Jim Bonifas

MISSION

Promote and retain our existing businesses, design and implement solutions to drive investment, and facilitate the creation of new jobs in Van Wert County.



OUR
FOCUS
IN

2019

SUPPORT

Existing businesses

ATTRACT

New business with employees of 50-200

UNITE

Local economic development organizations

ADMINISTER

Revolving Loan Fund and Land Bank programs

ATTRACT

Mega Site Prospect

BEGIN

Independent prospecting



The Van Wert Works website continues to increase its reach throughout the county. Nearly 150 employers have profiles on the site and 480 job opportunities were posted last year.

We also use the Van Wert Works social media platform to assist companies in spreading information on hiring events and career opportunities. Feedback on our outreach efforts indicates we are making a positive impact on recruitment efforts.

We continue to turn away businesses located in adjacent counties that want to utilize the Van Wert Works site — another sign that Van Wert Works is becoming more prevalent in the region.

In 2019, we will continue to campaign to area high school students – who we want to serve now through the career exploration aspect of the website, as well as in the future with notices of co-ops and future employment. We also emphasize Van Wert Works during student-business tours coordinated through the VWAEDC office.

Workforce development is one of the primary aspects of a successful economic development office and Van Wert Works is an important tool in that effort.

Contributing partners in 2018



Van Wert County Foundation

— Land bank, student business tours, teacher boot camp

America Electric Power — Website development, due diligence, site certification

Community Improvement Corporation — U.S. 30 billboard, website development

Citizens National Bank — Business Plan Challenge

First Federal Bank — Business Plan Challenge

U.S. Bank — Business Plan Challenge

Cool Machines — Business Plan Challenge

City of Van Wert — Operating funds

Van Wert County — Operating funds

JobsOhio offers support to local, potential projects

Capital Investments

\$52 million

Jobs retained

352, generating a payroll of \$18 million

Incentive dollars

\$1,071,000

Jobs created

165, with \$7.4 million in payroll added



Land bank downs houses, delinquency rate

Success is being rewarded at the Van Wert County Land Reutilization Corporation.

The land bank was granted an additional \$150,000 in 2018, bringing the total allocation for the neighborhood revitalization effort to \$1.15 million. With the grant funds, the land bank has acquired 48 properties, 47 of which have been demolished. Cleared properties will be disposed of for development or side lot transfers in the spring.

The federally-funded grant program has benefited the communities of Willshire, Middle Point, Venedocia, Ohio City, Convoy, and Van Wert. The land bank acquires vacant homes through foreclosure, purchase, donation or deed in lieu of foreclosure. The property is improved through demolition and greening. Land bank activity has led to the decline of the tax delinquency rate from 2.7% in 2016 to 1.3% in 2018.

The land bank is expecting another allocation this year and plans to continue acquiring and demolishing or rehabbing properties until the program is scheduled to end.



The land bank acquired this house at 202 E. Jackson St. in Middle Point in 2018. The structure can be rehabbed and will be sold to the highest bidder.



Visit VWAEDC's new website

Available property, local incentives and initiatives, community data and more available online at vanwerted.com

Questions?

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